



**PORT OF GARIBALDI
MINUTES OF SPECIAL MEETING
SEPTEMBER 3, 2026**

CALL TO ORDER

President Val Folkema called the meeting to order at 9:04 a.m.

NEW BUSINESS

RESOLUTION 2026-14 PLANNING AND MARKETING GRANT

The Commission reviewed a grant application for a planning and marketing study of Port properties. The proposed project total is \$60,000, consisting of a \$45,000 grant request and a \$15,000 Port contribution. The study would evaluate market values and potential highest and best uses to support future Commission workshops and redevelopment decisions.

Properties discussed included the mill property, former Port shop, and redevelopment areas on both sides of Commercial Avenue. Additional properties may be considered as part of the study.

Motion Browning, second by Barnett to adopt Resolution 2026-14 authorizing the grant application.
Motion carried 4 – 0.

SEPTEMBER PAYMENT OF BILLS

The Commission approved the September payment of bills, with a total reported as just under \$36,000. Discussion emphasized ensuring approval of the final roof payment. Staff confirmed the roof work had been included in a previously approved purchase order.

Motion Browning, second by Barnett to approve payment of September bills in an amount not to exceed \$36,000. Motion carried 4 - 0.

STAFF AND COMMISSION DISCUSSION

SEAFOOD INFRASTRUCTURE AND FUNDING

Participants reported on a meeting convened by Betsy Johnson with federal agencies, seafood industry representatives, ports, and other partners. Discussion focused on shoreside infrastructure supporting seafood operations, including seawalls, docks, loading and unloading facilities, fish processing, trucking, and marine supply businesses. Participants discussed regulatory barriers and the cost of meeting environmental requirements.

The Port discussed seeking approximately \$25 million for roadway and dock infrastructure and continuing outreach to state and federal representatives. Coordination with other ports and the Oregon Public Ports Association was emphasized to present consistent infrastructure priorities.

PROPERTY REDEVELOPMENT AND MOORAGE

Commissioners discussed evaluating additional boat slips as an alternative to upland redevelopment near Commercial Avenue. Discussion addressed the need for moorage, continued access for fish buyers, water-dependent uses, and potential revenue. Participants supported considering alternatives through the proposed planning and marketing study before proceeding with detailed engineering.

Long-term concepts included extending harbor facilities and providing additional docking near Jerry Creasy Way. No redevelopment alternative was selected.

DREDGING

Barnett asked whether current dredging would allow the courtesy dock to be extended south. Staff indicated it would not and discussed the need for additional dredging and expanded permitted coverage to support that concept.

Staff emphasized the need for more frequent maintenance dredging rather than a ten-year interval. Planning for approximately \$2 million to support another dredging effort in about four years was discussed. Participants also discussed regional dredging equipment, staffing, funding, and technical concerns raised by dredge operators regarding cutter-head and suction performance.

RED BUILDING AND BROWNFIELDS

Staff reported a site visit with county Brownfields, federal Environmental Protection Agency, and Oregon Department of Environmental Quality representatives. Brownfields contracting for the red building was being prepared, and EPA representatives discussed potential funding support for demolition.

ABANDONED AND DERELICT VESSELS

Staff discussed ongoing barriers to vessel disposal. DEQ requirements discussed included an enclosed facility, an impervious surface, and permanent drainage connected to the city sewer system. Participants noted the cost and site limitations associated with such a facility and discussed broader stormwater compliance concerns.

FISHERIES

Participants discussed the importance of responsible domestic fisheries, support for the local seafood economy, and concerns about foreign fishing activity outside United States waters. No additional formal action was taken during the discussion.

Barnett thanked Folkema for Folkema's ownership of Garibaldi Marina.

ADJOURNMENT

The meeting adjourned at 9:21 a.m.

Respectfully Submitted,



President



Secretary/Treasurer